

**LOUDOUN COUNTY BOARD OF ZONING APPEALS
THURSDAY, JUNE 26, 2014
7:30 P.M.**

**BOARD OF SUPERVISORS MEETING ROOM
COUNTY GOVERNMENT CENTER
ONE HARRISON STREET, S.E.
LEESBURG, VIRGINIA**

A G E N D A

A. PUBLIC HEARING ITEMS:

**VARI-2014-0002
Broad Run Farms C & D**

William L. Schrader, of Sterling, Virginia, and Faisal M. and Tuba M. Alam, of Sterling, Virginia, have submitted an application under the Revised 1993 Zoning Ordinance for a variance of Section 2-505, *Lot Requirements for Lots Served By On-site Well and Wastewater Systems*, which requires a minimum 175-foot lot width, in order to permit a Boundary Line Adjustment between two (2) adjacent parcels, in the CR-1 (Countryside Residential-1) Zoning District. The first subject parcel (owned by Schrader) is approximately 1.2 acres in size, is located on the west side of Dairy Lane (Route 815), and east of Broad Run Drive (Route 808), at 20066 Dairy Lane, Sterling, Virginia, in the Algonkian Election District, and is more particularly identified as Tax Map Number /63B1/6////DD/ (PIN: 039-49-9010). The first subject parcel requests a reduction of its minimum lot width requirement from 175 feet to 105 feet. The second subject parcel (owned by the Alams) is approximately 0.57 acre in size, is located west of Dairy Lane, and east of Broad Run Drive, at 20048 Dairy Lane, Sterling, Virginia, in the Algonkian Election District, and is more particularly identified as Tax Map Number /63B1/6////CD/ (PIN: 039-49-8925). The second subject parcel requests a reduction of its minimum lot width requirement from 175 feet to 75 feet.

**APPL-2014-0004
ZIMMER DEVELOPMENT COMPANY, LLC**

Zimmer Development Company, LLC, of Leesburg, Virginia, has submitted an application under the Revised 1993 Zoning Ordinance for an appeal of the February 27, 2014, Zoning Administrator determination, which found that the use of funds provided pursuant to Condition 2 of SPEX-1996-0014, Shops at Cedar Lake, to reimburse Richland Investment Group, LLC, for the construction of the unimproved segment of Maple Leaf Place (Route 2722) between the Cedar Drive/Jennings Farm Drive intersection and the current eastern terminus of Maple Leaf Place, is appropriate. The subject property comprises three (3) parcels that total approximately 2.35 acres in size, are zoned PD-CC(CC) (Planned Development-Commercial Center (Community Center)) under the Revised 1993 Zoning Ordinance, and are located on the north side of Harry

Byrd Highway (Route 7), on the west side, and west, of Lakeland Drive (Route 821), and on the east side, and east, of Cedar Drive (Route 821), in the Sterling Election District. The subject property is more particularly described as follows:

Tax Map Number	PIN#	Acreage	Zoning	Property Address
/81/A/8/////4/	014-48-2482	0.66	PD-CC(CC)	46931 Cedar Lake Plaza, Sterling, Virginia
/81/A/8/////5/	014-48-4576	1.23	PD-CC(CC)	46965 Cedar Lake Plaza, Sterling, Virginia
/81/A/8/////1/	013-17-8413	0.45	PD-CC(CC)	46901 Cedar Lake Plaza, Sterling, Virginia

B. BUSINESS ITEMS:

1. County Attorney's Report
2. Zoning Administrator's Report
3. Zoning Administration Reorganization Report (Julie Pastor, Director of Planning Department)
4. Approval of April 24, 2014 Public Hearing Minutes
5. Other Business Items

NO NEW ITEMS WILL BE TAKEN UP AFTER 10:30 P.M. ADJOURN PROMPTLY AT 11:00 P.M.

MEMBERS: IF YOU CANNOT ATTEND THIS MEETING, PLEASE NOTIFY JANICE WEBER AT (703) 771-5601.